

Citizens Coordinating Committee on Friendship Heights

July 5, 2017

Council President Berliner
Council Vice President Riemer
PHED Chair Nancy Floreen
Councilmember Elrich
Councilmember Hucker
Councilmember Katz
Councilmember Leventhal
Councilmember Navarro
Councilmember Rice

Council Office Building
100 Maryland Avenue, 4th Floor
Rockville, MD 20850

Re: Citizens Coordinating Committee on Friendship Heights –Strong Support for the June 30, 2017 Letter from the Coalition of Bethesda Area Residents re ZTA 16-20

Dear Council President Berliner, Vice President Riemer, and Councilmembers:

I am writing to express the strong support by the Citizens Coordinating Committee on Friendship Heights for the letter of June 30, 2017 from the Coalition of Bethesda Area Residents addressing Zoning Text Amendment 16-20, which would codify many elements of the Bethesda Downtown Plan. The letter notes that important protections against excessive building heights on the edges of the plan area are no longer included, and recounts the planning and legislative history of these protections, as well as proposals to continue to encourage increased provision of MPDUs.

We believe it is vital to include protections on the edges of the plan area to ensure that height is focused in the center of the commercial section of Bethesda and transitions down toward residential areas.

Potential added height is of additional concern to us because, as CCCFH noted in our letter of June 22, 2017, the Bethesda Downtown Plan did not consider the likely effect on Somerset Elementary School of increased development south of Bradley Boulevard, including the fact that transitioning 7.9 acres from R-10/EOF to CR zoning opened up possibilities for density averaging, density bonuses, and height bonuses that were not previously available. We believe that eliminating the height incentive in this and other edge areas, and enhancing other incentives for MPDUs, is a reasonable solution that takes into account multiple stakeholder concerns.

Representing the Citizens Associations of Brookdale, Chevy Chase Village, Chevy Chase West, Drummond, Friendship Heights, Glen Echo Heights, Green Acres-Glen Cove, Kenwood, Kenwood Condominium, Kenwood House Cooperative, Kenwood Place Condominium, Somerset, Springfield, Sumner, Sumner Village Condominium, Westmoreland, Westbard Mews, Westwood Mews, and Wood Acres

CCCCFH will be following closely when the Council takes up ZTA 16-20 on July 11. We believe there is room for a reasonable solution that respects County priorities as well as residents' expectations as recognized in the plan until the very end of the planning process.

Thank you for your consideration.
Respectfully submitted,



Harold Pfohl, Chair
Citizens Coordinating Committee
On Friendship Heights

c. Jeff Zyontz
Naomi Spinrad
Mary Flynn
Lynn Balzer-Martin
Debrah Shaver
James Nelson